004.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,048,600 / 1,048,600
					USE VALUE:	1,048,600 / 1,048,600
					ASSESSED:	1,048,600 / 1,048,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102	-104	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAN MEI
Owner 2:	CHEN XIAO L
Owner 3:	
Street 1:	254 BELMONT ST
Street 2:	
Twn/City:	QUINCY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02169 Type:

PREVIOUS OWNER

Owner 1:	PAN MEI -
Owner 2:	-
Street 1:	254 BELMONT ST
Twn/City:	QUINCY
St/Prov:	MA Cntry:
Postal:	02169

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2811 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4977.000	593,200		455,400	1,048,600
Total Card	0.114	593,200		455,400	1,048,600
Total Parcel	0.114	593,200		455,400	1,048,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.00 /Parcel: 373.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4300

GIS Ref

GIS Ref

Insp Date 08/26/17

!459!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	593,200	0	4,977.	455,400	1,048,600		Year end	12/23/2021
2021	104	FV	566,800	0	4,977.	455,400	1,022,200		Year End Roll	12/10/2020
2020	104	FV	567,000	0	4,977.	455,400	1,022,400	1,022,400	Year End Roll	12/18/2019
2019	104	FV	423,200	0	4,977.	483,900	907,100	907,100	Year End Roll	1/3/2019
2018	104	FV	423,200	0	4,977.	353,000	776,200	776,200	Year End Roll	12/20/2017
2017	104	FV	316,300	0	4,977.	307,400	623,700	623,700	Year End Roll	1/3/2017
2016	104	FV	316,300	0	4,977.	261,900	578,200	578,200	Year End	1/4/2016
2015	104	FV	281,800	0	4,977.	256,200	538,000	538,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:33:08

LAST REV

Date	Time
11/04/21	13:04:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 459

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAN MEI,	78943-593	1	10/19/2021	Convenience	1	No	No		
PERLATONDO SALV	68335-521		11/2/2016		800,000	No	No		Mary J Perlatondo d.o.d 3/31/2014 bk 68335 pg
	16207-565		6/1/1985		70,000	No	No		A

USER DEFINED

Prior Id # 1:	4300
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2017	218		5,000	C				
3/1/2017	218	Heat App	5,000					
3/1/2017	219	Heat App	5,000	C				
12/19/2016	2187	Inter Fi	30,000	O				
12/19/2016	2188	Redo Kit	20,000	O				Kitchen & bath bot

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
8/22/2017	Measured	DGM	D Mann
8/22/2017	Permit Visit	DGM	D Mann
1/23/2009	Meas/Inspect	294	PATRIOT
9/20/1999	Meas/Inspect	264	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4977		Sq. Ft.	Site		0	80.	1.14	1									455,447						455,400	

Total AC/HA:	0.11426	Total SF/SM:	4977	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 455,447	Spl Credit	Total: 455,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06501973
Const Adj.:	0.98000199
Adj $ / SQ:	187.870
Other Features:	132486
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728691
Depreciation:	135537
Depreciated Total:	593154

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	6	2	2
Totals			
2	12	4	

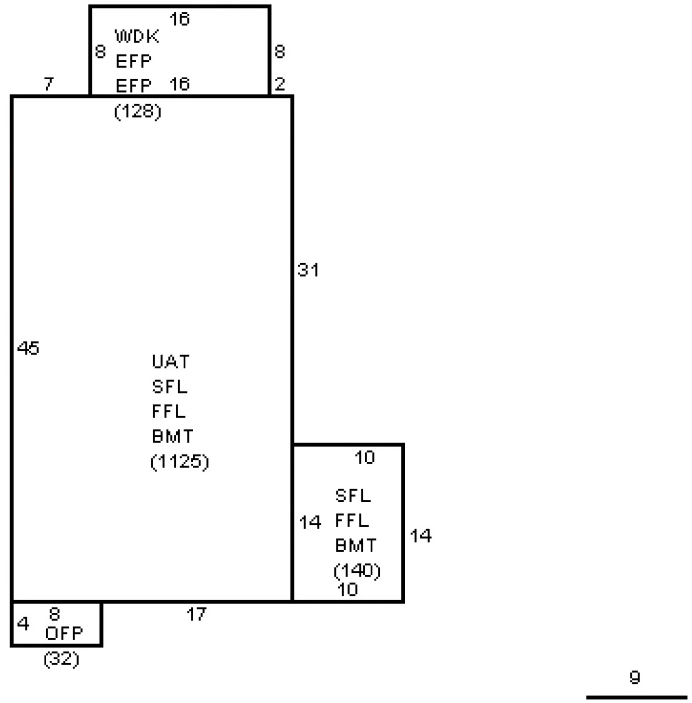
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.87
Special Features:	0	Val/Su Net:	132.06
Final Total:	593200	Val/Su SzAd	234.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,265	56.360	71,297
FFL	First Floor	1,265	187.870	237,655
SFL	Second Floor	1,265	187.870	237,655
UAT	Upper Attic	281	131.510	36,987
EFP	Enclos Porch	256	37.100	9,498
WDK	Deck	128	13.540	1,733
OFP	Open Porch	32	43.120	1,380
	Net Sketched Area:	4,492	Total:	596,205
Size Ad	2530	Gross Area	5336	FinArea 2811

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	